

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – August 2, 2001
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1 - 50*)

Members: Henry P. Szymanski (*voting on items 1 – 24, 26 - 50*)
Catherine M. Doyle (*voting on items 1 - 50*)
Roy B. Nabors (*voting on items 1 – 50*)

Alt. Board Members: Donald Jackson (*voting on items 1 - 50*)

START TIME: 12:12 p.m.

End Time: 3:00 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	23571 Special Use	Daisy Burton d/b/a Miss Daisy Day Care; Prospective Buyer Request to occupy the premises as a day care center for 120 children, ages 6 weeks through 12 years, and older children with special needs, from 6:00 AM to 12:00 midnight, Monday through Sunday.	6222 W. Capitol Dr. 2nd Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	23696 Extension of Time	Harleen Peters, Property Owner Request to comply with the conditions of Case No. 22516.	930 N. 27th St. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	23680 Extension of Time	Precious Child Care and Preschool Willie F. Cunningham; Property Owner Request to comply with the conditions of case No. 22057.	3866 N. Teutonia Av. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	23649 Use Variance	Tele Corp Realty, LLC c/o Wireless Facilities, Inc.; Lessee Request to construct a 104 ft. monopole tower on the premises.	7111 N. 115th St. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans are submitted which meet the intent of s.295-75. 5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	23687 Special Use	National Energy Properties, LLC Prospective Buyer Request to occupy the premises as a type 'B' restaurant with drive-through.	11325 W. Silver Spring Dr. A/K/A 11333 W. Silver Spring Dr. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That landscaping and screening plans are submitted which meet the requirements of s.295-75; including the required 5-foot setback along West Silver Spring Drive.</p> <p>5. That site illumination is controlled to prevent glare onto adjacent streets.</p> <p>6. That the pylon sign is limited to a maximum height of 15 feet with a maximum sign area of 50 square feet.</p> <p>7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	23706 Dimensional Variance	Martin Matson, Property Owner Request to construct a new garage on the premises.	4901 W. Blue Mound Rd. 16th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded the Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
7	23535 Special Use	U.S. Car Wash, Inc., Property Owner Request to continue occupying the premises as a self service car wash.	1632 N. 12th St. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the M/B/85 district boundary line is moved approximately 30 feet to the east so as to coincide with the property line. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	23589 Special Use	E.L. Thomas, Property Owner Request to occupy the as a church.	2661 N. Teutonia Av. 17th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That landscaping and screening plans are upgraded to meet the intent of s.295-75.</p> <p>5. That signage not exceed 50 square feet.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	23667 Special Use	Cliff's Auto Repair, Sales and Towing Clifford W. Johnson; Lessee	1406-14 W. Cornell St. 1st Dist.
		Request to continue occupying the premises as a motor vehicle sales and repair facility with an increase in the number of tow trucks on site.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the southerly driveway on W. Green Bay Avenue be removed and restored with curb, gutter and sidewalk in accordance with City specifications.</p> <p>5. That no work or storage of vehicles occurs in the public right of way.</p> <p>6. That all previous conditions of the Board regarding this property are maintained.</p> <p>7. That this Special Use is granted for a period of time commencing with the date hereof and expiring on May 31, 2009.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	23676 Special Use	Cornerstone Achievement Academy Sondra A. Rhodes; Prospective Buyer	3040 W. Capitol Dr. 1st Dist.
		Request to occupy the premises as a secondary school.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant applies for an occupancy permit and complies with all State commercial code requirements for a school prior to occupancy.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	23672 Special Use	Chaudhry Mushtaq, Lessee Request to occupy the premises as a type 'B' restaurant.	800 N. 35th St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	23583 Special Use	Genesis Missionary Baptist Church, Inc. A.L. Douglas Jr.; Property Owner Request to occupy the premises as a church.	231 W. Burleigh St. A/K/A 225-231 W. Burleigh St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains an occupancy permit and complies with all State commercial code requirements for churches. 5. That all outstanding building code violations are corrected prior to occupancy. 6. That the church pursue acquiring the City-owned land to the east of the premises for the development of a parking lot. 7. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	23681 Special Use	Mt. Horeb Missionary Baptist Church Rev. Roy Hopgood; Property Owner	2710 N. 4th St. 6th Dist.
		Request to occupy a portion of the building (church) as a day care center for 35 children, ages 4 wks - 12 yrs., from 5:30 a.m. to 6:30 p.m. Monday through Saturday.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant obtains an occupancy permit and complies with all State commercial code requirements for day cares.</p> <p>5. That a loading zone is obtained along N. 4th Street.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	23665 Dimensional Variance	Richard Churchville, Property Owner Request to construct an addition to the existing facility that attaches the garage to the principle structure.	2146 S. Layton Bl. 8th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land.	
15	23659 Special Use	Silver Mill Management Co. LLC David Cunningham; Property Owner Request to continue occupying the premises as a rental facility.	6203 N. Teutonia Av. A/K/A 6201-37 N. Teutonia Ave. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all appropriate permits are obtained. 5. That there are no exterior banners or other signage other than what has been previously approved. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	23608 Special Use	Ultimate Truck Accessories Ken Pelt; Lessee	7289 N. Teutonia Av. 9th Dist.
		Request to continue occupying the premises as a motor vehicle repair (installation of aftermarket parts) and sales facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is not out door storage of vehicle parts, nuisance vehicles, tires or other debris.</p> <p>2. That there is no out door display of banners or other nonrigid signs.</p> <p>6. That the landscape plan approved on July 11, 2001 is implemented.</p> <p>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	23685 Dimensional Variance	Family House, Inc.; Property Owner Request to continue occupying the premises as a Community Based Residential Facility (CBRF) for up to 8 residents.	3271-73 N. 11th St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	
18	23686 Dimensional Variance	Family House, Inc., Property Owner Request to continue occupying the premises as a Community Based Residential Facility (CBRF) for up to 15 residents.	3265-69 N. 11th St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	23663 Dimensional Variance	Teresa B. Dominiak, Property Owner Request to construct an addition to the rear of the premises and locate 2 air conditioner units in the side setback.	3113 W. Drury Ln. A/K/A 3113-3113 A. W. Drury Ln. 11th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Variances are granted to run with the land.	
20	23670 Special Use	Bill Brunke, Property Owner Request to construct a coffee bar addition to the existing tavern.	426-30 S. 2nd St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

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21	23678 Special Use	Reading Rainbow Academy Amira Ahmed; Lessee Request to occupy the premises as a day care center for 40 children, ages infant - 12 yrs., from 7 a.m. to 7 p.m.	1204 W. Layton Av. A/K/A 1208 W. Layton Ave. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains an occupancy permit and complies with all the State commercial code requirements for day cares. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is separated from the parking area and vehicle operating area by some type of physical barrier such as bollards. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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22	23707 Special Use	Astral Aviation, Inc. d/b/a Skyway Airlines; Lessee	401 E. Layton Av. 13th Dist.
		Request to construct an airport building 50 feet in height.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner receives permission from Milwaukee County to erect a structure in excess of the 35-foot airport approach area height restriction.</p> <p>5. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	23654 Use Variance	Abil's Heating and A/C Willis Chipman; Property Owner Request to occupy the premises as a contractor shop.	2317 S. Howell Av. A/K/A 2315-17 S. Howell Ave. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of parts, equipment, material or supplies. 5. That the storefront windows remain as clear glass and are maintained in a neat and orderly manner. 6. That signage is limited to a maximum of 40 square feet. 7. That no vehicles associated with this business utilize the south abutting Milwaukee Housing Authority parking lot. 8. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	23671 Dimensional Variance	Karol Fajfrowski, Property Owner Request to construct a garage on the lot line.	3132 S. 9th St. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	23682 Special Use	Ropel's Service Ray and Sandra Ropel; Property Owner	1127 E. Oklahoma Av. 14th Dist.
		Request to occupy the premises as a motor vehicle pumping station with a convenience store and car wash.	
	Action:	Granted 10 yrs.	
	Motion:	Szymanski Recused. Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage or display of products or merchandise.</p> <p>5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan.</p> <p>6. That landscaping and screening is maintained to meet the intent of s.295-75.</p> <p>7. That a residential buffer is developed along the alley to the west, including landscaping and a 6 foot high board on board fence.</p> <p>8. That the hours of operation for the car wash are limited to 7:00 A.M. to 9:00 P.M.</p> <p>9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	23606 Use Variance	Hampton Auto Salvage, Inc. Leonard Vishnevetsky; Property Owner Request to continue occupying the premises as a junkyard with outdoor storage within 600 feet of a residential district. Action: Granted 3 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner complies with the conditions stated in the stipulation and order for dismissal of Milwaukee County circuit Court case No. 95-CV-008352 filed April 30, 1996. 5. That the petitioner repair the fence along North 119th Street. 6. That this Variance is granted for a period of three (3) years, commencing with the date hereof.	11840 W. Hampton Av. 15th Dist.
27	23595 Dimensional Variance	Gus Maltezos, Property Owner Request to reopen this matter for further consideration. Action: Dismissed Motion: Henry Szymanski moved to dismiss the appeal. Seconded by Donald Jackson. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	6639 W. St. Paul Av. 16th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	23622 Dimensional Variance	Scot K. Konings, Property Owner Request to construct a garage on the premises.	103 N. 65th St. 16th Dist.
	Action:	Granted to run with land.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
29	23629 Dimensional Variance	Allan & Dawn Kielpikowski Property Owner Request to construct an 18 x 24 ft. attached garage on the premises.	338 S. 64th St. 16th Dist.
	Action:	Granted to run with the land.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	23669 Use Variance	Bulk Petroleum Corp. Darshan Dhaliwal; Property Owner Request to raze the existing facility and construct a new pumping station with a convenience store on the premises.	2173 N. 35th St. A/K/A 2175 N. 35th St. 17th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
31	23627 Dimensional Variance	John Hennessy Hennessy Group; Property Owner Request to construct a 4 unit multi-family dwelling on the premises.	1514-18 W. Kilbourn Av. 17th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the petitioner work with Department of City Development Planning Administration staff on design related issues. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Department of City Development staff review and approval. Plans submitted to the Plan Examination Section must be consistent with the final Department of City Development Planning Administration staff approved plan. 5. That these Variances are granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	23656 Dimensional Variance	New Creation MBC Rev. Clayton Duckworth Sr.; Property Owner Request to occupy the premises as a church.	1900-02 N. 18th St. 17th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
33	23591 Special Use	Patricia Nettles Fondren, Lessee Request to occupy the premises as a day care center for 8 children, ages infant - 7 yrs., open 24 hours.	4429 W. North Av. A/K/A 4425-31 W. North Ave. 17th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 H. Szymanski Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the banner sign above the front door is removed and replaced with a permanent sign. 6. That signage is limited to the sign band above the storefront windows. 7. That the storefront windows remain as clear glass and are maintained in an attractive manner. 8. That the outdoor play area is not utilized after 8:00 P.M. 9. That a parking area dedicated for two (2) employee spaces and two (2) drop off/ pick up spaces be established at the rear of the premises. 10. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	23661 Special Use	Miss Daisy Day Care Daisy Burton; Prospective Buyer	5934-36 W. Appleton Av. 2nd Dist.
		Request to occupy the premises as a day care center for 80 children, ages 6 wks. - 12 yrs., from 6 a.m. to 12 a.m. Monday through Sunday.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant obtains an occupancy permit and complies with all State commercial code requirements for Day Cares.</p> <p>5. That the rear parking area is repaved if used for parking. If it is not to be used for parking it must be fence off to prevent illegal parking.</p> <p>6. That parents be notified that they should load and unload their children from North 59th Street, not West Appleton Avenue.</p> <p>7. That employee and van parking not occur on North 59th Street.</p> <p>8. That the existing curb cut on North 59th Street be closed and restored with curb and gutter.</p> <p>9. That the storefront windows remain as clear glass and are maintained in an attractive manner.</p> <p>10. That signage is limited to the sign band above the storefront windows.</p> <p>11. That the outdoor play area is not utilized after 8:00 P.M.</p> <p>12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	23653 Dimensional Variance	Eller Media Co. Jason Saari; Lessee Request to construct a new single-pole two-faced billboard on the premises.	5012 W. Capitol Dr. A/K/A 5020 W. Capitol Dr. 2nd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
36	23673 Dimensional Variance	Robert Smetana, Property Owner Request to place an air conditioning condenser in the required north side setback.	2786 N. 69th St. 2nd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
37	23592 Special Use	Ahmadiyya Movement In Islam, Property Owner Request to occupy the premises as a day care center for 50 children, ages 6 wks. - 12 yrs., from 6 a.m. to 6 p.m.	5600 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	23651 Special Use	Associated Counseling & Training Services, Inc. Clarence Johnson, President & CEO; Lessee Request to occupy the premises as a social service facility (counseling, training and office space).	6815 W. Capitol Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
39	23610 Special Use	Peter Limberatos, Lessee Request to continue occupying the premises as a type 'A' restaurant with the addition of late hours (open until 2:00 a.m. on weeknights and 2:30 a.m. on weekends).	1310 E. Brady St. A/K/A 1300-1330 E. Brady St. & 1706-16 N. Arlington Pl. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the facility close at 2:00 a.m. on weeknights and 2:30 a.m. on weekends. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	23631 Special Use/ Dimensional Variance	Joshua Possessing The Promise Ministries, Property Owner Request to occupy the premises as a church.	4931 W. Center St. A/K/A 4929-31 W. Center St. 7th Dist.
	Action:	Granted 1 yr.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with all State commercial requirements for churches. 5. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 6. That signage is limited to the sign band above the storefront windows. 7. That no loud speakers are used outside on the premises. 8. That no activity will take place on the premises after 8:00 p.m. 9. That all windows and doors remain closed during services and events. 10. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 11. That this Special Use and this Variance are granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	23679 Special Use	Graves Child Development Center Daron and Brenda Graves; Lessee Request to occupy the premises as a day care center for 25 children, ages 4 wks. - 12 yrs., from 6 a.m. to 6 p.m. . Action: Granted 3 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains an occupancy permit and complies with all State commercial code requirements for day cares. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That signage is limited to the sign band above the storefront windows. 7. That the outdoor play area is separated from the parking area and by some type of physical barrier such as bollards. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	8030 N. 76th St. A/K/A 8010-30 N. 76th St. 9th Dist.
42	23618 Special Use	Belinda's Playpen Day Care Belinda Curtain; Prospective Buyer Request to occupy the premises as a day care center for 25 children, ages 6 wks. - 12 yrs., from 6 a.m. to 12 a.m. Action: Adjourned Motion: This item was adjourned at the request of the applicant and will be rescheduled at the next available hearing.	4202 W. Silver Spring Dr. 9th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	23621 Use Variance	Loving Shepherd Lutheran Church Property Owner	3909 W. Clinton Av. 9th Dist.
		Request to construct a parking lot addition in the front yard.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the site is landscaped and screened according to the landscape plan submitted by the petitioner to the Board of Zoning Appeals on 7-20-01.</p> <p>5. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	23660 Special Use	<p>Bulk Petroleum Corp. Darshan Dhaliwal; Property Owner</p> <p>Request to raze the existing pumping station and construct a new pumping facility with a convenience store and car wash.</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no out door storage or display of products or merchandise. 5. That there is no outdoor display of banners or other advertising except that which has been approved and is on the site plan. 6. That landscaping and screening plans are revised to reflect a ¾ inch thickness for the metal fence pickets. In addition the masonry pillars should be brick. The revised plan must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 7. That the luminaries for the proposed canopy shall preferably be of a type that are recessed into or flush with the ceiling of the canopy or, at a minimum, sufficiently shielded so as to prevent light spillage onto adjacent streets and residences. Luminary specifications, as well as a site photometric plan which illustrates that site illumination will be controlled to prevent glare and light spillage onto adjacent streets and residences must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 8. That the pylon sign is limited to a maximum of 50 square feet. 9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 10. That the hours of operation for the car wash are limited to 7:00 A.M. to 9:00 P.M. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	4137 W. Fond du Lac Av. 10th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	23666 Dimensional Variance Dismissed	Marco Pivac, Trustee Property Owner Request to pave the existing lot without the required 5 ft. landscaping buffer.	5832 W. Stack Dr. 11th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	23604 Special Use	Kuldip, Inc.; Prospective Buyer Request to construct a car wash and laundromat addition to the existing gas station and convenience stores at 1009 S. 1st Street.	117 W. Mineral St. A/K/A 1009 S. 1st St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage or display of products or merchandise. 5. That there is no outdoor display of banners or other advertising except that which has been previously approved. 6. That a fence or some other physical barrier be installed along the alley to prevent direct access to the alley from this site. 7. That landscaping and screening plans are upgraded to include a 6 foot high wood fence along the western property line from the southern edge of the building to the alley to provide screening for the residence to the west. 8. That site illumination is controlled to prevent glare onto adjacent streets and residences. 9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 10. That this Special Use is granted for a period time commencing with the date hereof and expiring on April 17, 2009. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	23623 Use Variance	Miguel Vasquez, Property Owner Request to construct a garage to be used in conjunction with the existing residential unit on the premises.	1574-78 W. National Av. A/K/A 1576 W. National Av. 12th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	23637 Special Use	Giros Nuevo Leon Gregorio Montoto; Lessee Request to occupy the premises as a currency exchange facility.	1004 W. National Av. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the floor plan is changed to provide unobstructed public access to restrooms. 5. That there are no exterior banner signs on the building at anytime. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That signage is limited to the sign band above the storefront windows. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	23655 Dimensional Variance	Emmet Pritchett, Property Owner Request to construct a 25 x 20 ft. addition to the rear of the existing garage.	4169 S. 3rd St. 13th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	23625 Special Use	Redmond Commercial Development, Prospective Buyer Request to extend the Local Business district boundary line 38 ft. to the west and continue occupying the premises as a 24 hour retail store.	107 W. Wilbur Av. A/K/A 3727 S. Chase & 109 W. Wilbur Ave. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans which meet the intent of s.295-75, including an urban edge treatment along South Chase Avenue and West Wilbur Avenue, are submitted to and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That site illumination is controlled to prevent glare onto adjacent streets and residences. 6. That the Local Business district boundary line is extended 38 ft. to the west. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

Other Business:

Board member Nabors moved to approve the minutes of the July 12, 2001 meeting. Seconded by Board member Jackson. Unanimously approved.

The Board set the next meeting for September 6, 2001.

Board member Szymanski moved to adjourn the meeting at 3:00 p.m. Seconded by Board member Jackson. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board